

## PLANNING & ZONING COMMISSION Staff Report

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### REZONING REQUEST RZ 06-09

#### Case Summary

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CASE:	rezoning request to 'R-NC' Residential Neighborhood Conservation from 'RD-7' Residential District-7000
P&Z MEETING DATE:	June 15, 2006
STAFF CONTACT:	Beth Wilson
STAFF RECOMMENDATION:	<b>approval</b>

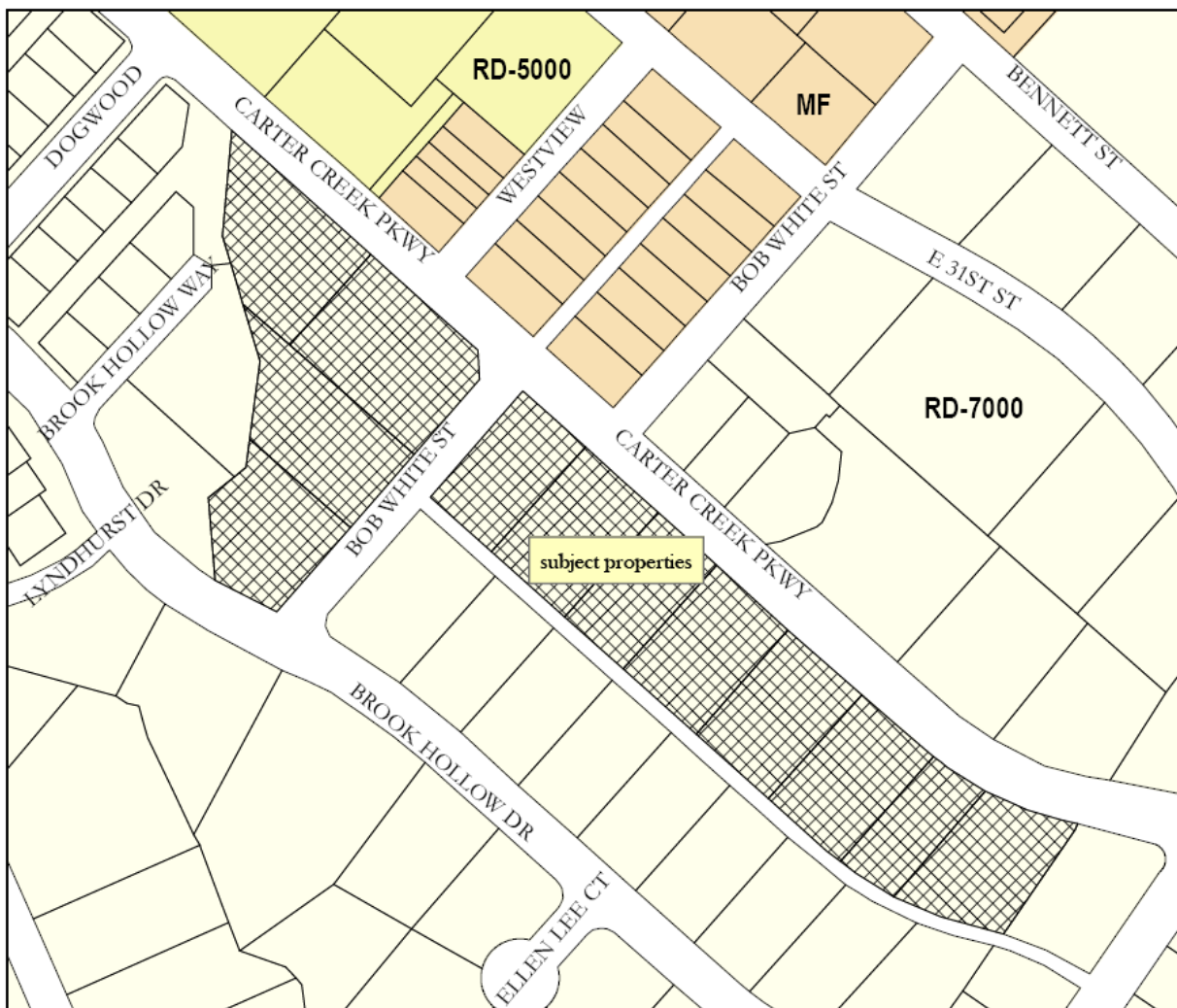
#### Site Data

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OWNERS:	various
APPLICANT:	City of Bryan
LEGAL DESCRIPTION:	Brook Hollow #3 Subdivision, Block 2, Lots 4 – 11 and Block 4, Lots 1 – 4, Bryan, Brazos County, Texas

#### Vicinity Map

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## Analysis of Issues

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### Background

The Office of the City Secretary received an application from the property owners within the Brook Hollow #3 Subdivision, petitioning for a City-initiated zoning change for their subdivision from 'RD-7' Residential District-7000 to 'R-NC' Residential Neighborhood Conservation District. All required information was submitted to the satisfaction of the City Secretary.

### Rezoning Criteria

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors:

- A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

**Staff contends that limiting the number of unrelated person living in one residence is appropriate for this subdivision phase.**

- B. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

**Changing the zoning designation for Brook Hollow #3 will not affect any public improvements.**

- C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

**There is currently little vacant land zoned Residential Neighborhood - Conservation District in the vicinity or elsewhere in the City.**

- D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

**Staff contends that there appears to be a high demand to rezone residential lots in established neighborhoods to Residential - Neighborhood Conservation District.**

- E. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

**If the proposed zoning change were approved, staff believes there to be few, if any, affects on other areas designated for similar developments.**

- F. Any other factors affecting health, safety, morals, or general welfare.

**Staff does not believe this proposed zone change would adversely affect health, safety, morals, or general welfare.**

### **Staff Recommendation**

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Staff recommends **approving** a zone change to 'R-NC' Residential Neighborhood Conservation District for all lots of Brook Hollow #3 Subdivision.